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File No. 4969-20240337

Attorneys for Movant/Secured Creditor,
HARVEST SMALL BUSINESS FINANCE, LLC

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA (LOS ANGELES DIVISION)

IN RE:

SEATON INVESTMENTS, LLC,

- ☐ Affects All Debtors.
☐ Affects Seaton Investments, LLC (Dismissed)
☐ Affects Colyton Investments, LLC (Dismissed)
☐ Affects Broadway Avenue Investments, LLC
☒ Affects SLA Investments, LLC
☐ Affects Negev Investments, LLC
☐ Affects Alan Gomperts
☐ Affects Daniel Halevy
☐ Affects Susan Halevy

Debtors.

HARVEST SMALL BUSINESS FINANCE, LLC,

Movant,

vs.

SLA INVESTMENTS, LLC,

Debtor.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ
and 2:24-bk-12076-VZ

Chapter 11

**DECLARATION OF JESSICA SIMON IN
SUPPORT OF REPLY TO MOTION FOR
RELIEF FROM THE AUTOMATIC STAY
[REAL PROPERTY: [1040 S. Los Angeles
Street, Los Angeles, CA 90015, APN 5145-020-
057]**

Hearing

DATE: January 6, 2026

TIME: 10:30 a.m.

CTRM: 1368

JUDGE: Vincent P. Zurzolo


DECLARATION OF JESSICA SIMON

I, JESSICA SIMON, declare:

1. I am an attorney at law licensed to practice in the State of California. I am a Partner at the law firm Hemar, Roussio & Heald LLP, attorneys for Creditor Harvest Small Business Finance, LLC ("Harvest") in the above-captioned bankruptcy filed by debtor SLA Investments, LLC ("Debtor"), among other debtors. The following facts are of my own personal knowledge, except those stated upon information and belief, and as to all such facts stated upon information and belief, I am informed and believe that the same are true. If called as a witness, I could and would competently testify to the truth of the following facts.

2. On December 23, 2025, I, on behalf of Harvest, accessed property taxes due for the subject real property located at 1040 S. Los Angeles Street, Los Angeles, CA 90015, APN 5145-020-057 (the "Property") at the Los Angeles County Treasurer and Tax Collector's site, which shows that \$21,559.91 were due on December 10, 2025, including a penalty amount of \$1,959.99. It further shows the Defaulted Tax Roll for the year 2024 as \$97,943.65, with monthly penalties accruing. Attached hereto as **Exhibit 7** is a true and correct copy of the property tax printout accessed on December 23, 2025 at the Los Angeles County Treasurer and Tax Collector's website.

I declare under penalty of perjury pursuant to the laws of the United States of America that the foregoing is true and correct. Executed on this 29th day of December, 2025 at Encino, California.



Jessica Simon

EXHIBIT 7



Los Angeles County
Treasurer and Tax Collector



Property Tax Payment Inquiry

Last updated Tuesday December 23, 2025

Assessor ID Number: 5145-020-057 Year: 25 Seq. No.: 000

ELECTRONIC FUND TRANSFER (EFT) NUMBER
ID#: 19 5145 020 057 4 YEAR: 25 SEQUENCE: 000 1

Installment 1

Tax Amount	\$19,599.92
Penalty Amount	\$1,959.99
Total Due	\$21,559.91
Paid Amount	\$0.00
Balance Due	\$21,559.91
Delinquent If Not Paid By	12/10/2025

Installment 2

Tax Amount	\$19,599.91
Pen/Cost Amount	\$0.00
Total Due	\$19,599.91
Paid Amount	\$0.00
Balance Due	\$19,599.91
Delinquent If Not Paid By	04/10/2026

Message:

Defaulted Tax Roll

Last updated Tuesday December 23, 2025

AIN Number	5145-020-057	5-Pay Account Number	
Default Year	2024	5-Pay Status	
Redemption Amount	\$97,943.65	5-Pay Installment Amount Due	
Monthly Penalty Amount	\$1,148.22	5-Pay Due Date	
Amount Paid	\$0.00	5-Pay Installment Paid	
Last Payment Date			

Message:

STATE LAW REQUIRES THAT WE APPLY PAYMENTS TO COSTS, PENALTIES AND THE BALANCE TO TAXES. IF YOU HAVE QUESTIONS, PLEASE VISIT OUR **PUBLIC INQUIRIES** WEBPAGE.

Tax Status: TAX DEFAULTED

Select Another Account

For help or inquiries regarding online payments, visit: ttc.lacounty.gov/public-inquiries.
Our business hours are 8:00 a.m. to 5:00 p.m., Pacific Time, Monday through Friday, excluding **Los Angeles County holidays**.
Our office is located in the Kenneth Hahn Hall of Administration, 225 North Hill Street, First Floor Lobby, Los Angeles, CA 90012.

If you are having trouble using this site, it may be because you are using a slightly older internet browser or an unsupported internet browser.
See a [list of supported internet browsers](#).

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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
15910 Ventura Blvd., 12th Floor, Encino, CA 91436

A true and correct copy of the foregoing document entitled (*specify*): **DECLARATION OF JESSICA SIMON IN SUPPORT OF REPLY TO MOTION FOR RELIEF FROM THE AUTOMATIC STAY [REAL PROPERTY: [1040 S. Los Angeles Street, Los Angeles, CA 90015, APN 5145-020-057]** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) December 16, 2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) December 29, 2025, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) December 29, 2025, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

December 29, 2025 MARY ANN GRANZOW
Date Printed Name

/s/ MaryAnn Granzow
Signature

SERVICE LIST

BY PERSONAL DELIVERY:

Chambers' Copy:

Hon Vincent P. Zurzolo
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1360 / Courtroom 1368
Los Angeles, CA 90012

SERVED BY U.S. MAIL:

Debtor

SLA Investments, LLC
264 S. Oakhurst Drive
Beverly Hills, CA 90212

Debtor's Attorneys

Derrick Talerico
Weintraub Zolkin Talerico & Selth LLP
11766 Wilshire Blvd., Suite 730
Los Angeles, CA 90025

U.S. Trustee

Kelly L. Morrison
Office of the US Trustee
915 Wilshire Blvd., Ste. 1850
Los Angeles, CA 90017

Lienholder

Second Lienholder
Archway Broadway Loan SPE, LLC
c/o Michael Gerard Fletcher
Frandzel Robins Bloom & Csato, L.C.
1000 Wilshire Blvd., 19th Floor
Los Angeles, CA 90017-2427

Los Angeles County Tax Collector
PO Box 54110
Los Angeles, CA 90054-0110

List of Creditors

Joshua Mogin Esq. Thompson Coburn LLP 10100 Santa Monica Blvd., Suite 500 Los Angeles, CA 90067	El Hadj Sy dba Entrapreneur/David Garay 1040 S. Los Angeles Street, Unit #10 Los Angeles, CA 90015
US Small Business Administration Office of General Counsel 312 N. Spring Street, 5th Floor Los Angeles, CA 90012	Los Angeles Dept of Water and Power PO Box 30808 Los Angeles, CA 90030
CA Dept of Tax and Fee Admin Account Info Group MIC29 PO Box 942879 Sacramento, CA 94279-0029	Miracle Watts 1040 S. Los Angeles Street Los Angeles, CA 90015
Employment Development Dept Bankruptcy Group MIC 92E PO Box 826880 Sacramento, CA 94280	Nijai Burch dba Instant Bae LLC 1040 S. Los Angeles St., Unit #14 Los Angeles, CA 90015
Franchise Tax Board Bankruptcy Section MS A-340 PO Box 2952 Sacramento, CA 95812	Saul Edi Faal 1040 S. Los Angeles St., Unit #17 Los Angeles, CA 90015
Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Serafin Canizares 1040 S. Los Angeles Street Los Angeles, CA 90015
Commune Events Inc 802 Mateo Street Los Angeles, CA 90021	Sienna Rose Inc. 433 Colyton Street Los Angeles, CA 90013
David Garay 1040 S. Los Angeles St., Unit 8 Los Angeles, CA 90015	Southern California Gas PO Box C Monterey Park, CA 91756
Earth Bean Coffee LLC 1200 S. Grand Avenue #658 Los Angeles, CA 90015	

SERVED BY COURT VIA NEF:

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